006.0	0003	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	998,200	/	998,200
USE VALUE:	998,200	/	998,200
ASSESSED:	998,200	/	998,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIMMER ETHAN
Owner 2:	GOSE CAROL
Owner 3:	
Street 1:	18 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BATCHELDER JAMES H -
Owner 2:	-
Street 1:	18 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,214 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3534 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6214.000	556,500	5,100	436,600	998,200
Total Card	0.143	556,500	5,100	436,600	998,200
Total Parcel	0.143	556,500	5,100	436,600	998,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.50 | /Parcel: 282.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5531
GIS Ref	
GIS Ref	
Insp Date	08/12/16

!584!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	556,500	5100	6,214.	436,600	998,200	998,200	Year End Roll	12/18/2019
2019	104	FV	420,600	5100	6,214.	463,900	889,600	889,600	Year End Roll	1/3/2019
2018	104	FV	420,600	5100	6,214.	338,400	764,100	764,100	Year End Roll	12/20/2017
2017	104	FV	393,700	5100	6,214.	294,700	693,500	693,500	Year End Roll	1/3/2017
2016	104	FV	318,300	5100	6,214.	251,100	574,500	574,500	Year End	1/4/2016
2015	104	FV	282,400	5100	6,214.	245,600	533,100	533,100	Year End Roll	12/11/2014
2014	104	FV	282,400	5100	6,214.	201,900	489,400	489,400	Year End Roll	12/16/2013
2013	104	FV	294,300	5100	6,214.	192,100	491,500	491,500		12/13/2012

PRINT

Date	Time
12/10/20	16:20:38

LAST REV

Date	Time
10/18/16	11:03:33
danam	
584	

USER DEFINED

Prior Id # 1:	5531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATCHELDER JAME	43583-246		8/25/2004		595,000	No	No		
	13452-591		6/1/1978		57,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2016	700	Siding	32,000					Hardi board siding
9/18/2015	1370	Heat App	10,000		9/18/2015			Install 2 gas furn
6/9/2015	637	Renovate	260,580		6/9/2015			Remove roof and ad
10/27/2009	1059	Re-Roof	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2016	Meas/Inspect	DGM	D Mann
7/19/2016	External Ins	DGM	D Mann
7/19/2016	Permit Visit	DGM	D Mann
6/22/2015	Info Fm Prmt	PC	PHIL C
4/16/2009	Meas/Inspect	163	PATRIOT
10/30/2004	MLS	HC	Helen Chinal
11/11/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6214		Sq. Ft.	Site		0	80.	0.88	1			Med. Tr	-10					436,621						436,600	

Total AC/HA:	0.14265	Total SF/SM:	6214	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	

Total: 436,621 | Spl Credit | Total: 436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94715577
Const Adj.:	0.98980200
Adj $ / SQ:	159.374
Other Features:	126739
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	756083
Depreciation:	199606
Depreciated Total:	556477

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

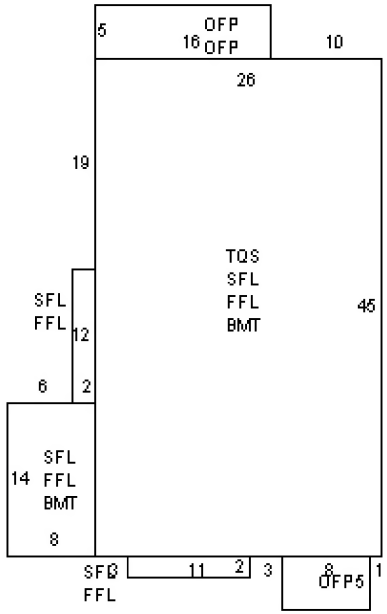
No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.37
Special Features:	0	Val/Su Net:	110.94
Final Total:	556500	Val/Su SzAd	157.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	159.370	211,649
SFL	Second Floor	1,328	159.370	211,649
BMT	Basement	1,282	47.810	61,295
TQS	3/4 Story	878	159.370	139,851
OFP	Open Porch	200	24.500	4,900
	Net Sketched Area:	5,016	Total:	629,344
Size Ad	3533.5	Gross Are	5308	FinArea 3534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100